

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

G01/1 Wilks Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$670,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2021 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	G03/132 Balaclava Rd CAULFIELD NORTH 3161	\$675,500	17/05/2022
2	6/189 Hawthorn Rd CAULFIELD NORTH 3161	\$662,000	21/04/2022
3	503/77 Hawthorn Rd CAULFIELD NORTH 3161	\$660,000	18/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/06/2022 10:41



Property Type:
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending March 2022: \$700,000

Comparable Properties



G03/132 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$675,500
Method: Private Sale
Date: 17/05/2022
Property Type: Apartment



6/189 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$662,000
Method: Private Sale
Date: 21/04/2022
Property Type: Apartment



503/77 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$660,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748